



environmental services, inc.

July 11, 1994

Mr. William Wagner  
Assistant Regional Counsel  
United States Environmental Protection Agency  
Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604

US EPA RECORDS CENTER REGION 5



486308

Re: Clean-up Work Plan/Site Investigation

Location: 2250 West Ogden Avenue  
Chicago, Illinois

Project #: 497-27064

Dear Mr. Wagner:

Following is a description of the proposed Clean-up Work Plan and Site Investigation regarding the above referenced location. Should you have any questions or comments please feel free to call me. The property owner is anxious to start the project. The entire project should take approximately one (1) month to complete. Upon completion it will take approximately three (3) weeks for a closure report. If acceptable, we will begin work in three (3) days.

Thank you for assistance and cooperation in this matter. We look forward to working with you on this project.

Sincerely,

Peter N. Partipilo, C.H.M.M.  
Senior Environmental Specialist

PNE/ks  
ENCLOSURE

Mr. Gerald Haberkorn  
Mr. Aristede Bifero



---

environmental services, inc.

**PROPOSED  
CLEAN-UP WORK PLAN  
and  
SITE INVESTIGATION**

**Prepared For:**

**Mr. William Wagner  
Assistant Regional Counsel  
United States Environmental Protection Agency, Region 5**

**and**

**Mr. Aristede Bifero**

**Project Address:**

**2250 West Ogden Avenue  
Chicago, Illinois**

**Project Number:**

**497-27064**

**July 11, 1994**



## GENERAL SITE INFORMATION

### 1. Location

The site is approximately two (2) miles southwest of the Chicago downtown area. The site is located at 2250-56 West Ogden Avenue. The surrounding land use includes a mixture of residential, office, industrial and commercial buildings. Several hospitals and medical facilities are located northeast of the site. Currently, the site is bounded on the north by a public alleyway and further north is residential housing. Sharing a common wall to the east is a one story commercial retail building and further east is a vacant lot littered with junk automobiles, discarded car parts, and miscellaneous household type debris. To the south is Ogden Avenue and across Ogden is the Cook County Juvenile Detention Center. A vacant lot, used for automobile parking, is west of the site. Further west is Oakley Boulevard.

### 2. Size and Description

The site encompasses approximately three (3) city lots measuring approximately eight thousand (8,000) square feet. A vacant three story masonry and wood structure with an exposed soil basement crawlspace occupies a majority of the site. The building formerly contained three (3) retail storefronts on the first floor and a total of six (6) residential apartments on the upper floors. No natural gas or electricity is currently supplied to the building.

The building is severely dilapidated and is intended to be demolished in the near future. Fire and water damage has buckled and/or collapsed sections of wood flooring of the first floor. Several sections of the interior walls and ceilings have collapsed onto the remaining wood floor surface above the crawlspace. Access to the basement crawlspace is limited to holes in the wood floor.

It should be that due to the limiting conditions of the building, heavy equipment can not be used should excavation be necessary.



### 3. Site History and Land Use

The Continental Chemiste Corporation (Cont-Chem) occupied the center and southwest storefronts from at least 1965 through approximately 1987. The northeast storefront was previously occupied by Holy Cross Baptist Church. The upper floors have always been used as residential apartments.

Cont-Chem had used the center storefront as a retail/office area and conducted blending of pesticides in the southwest storefront space. Several drums and boxes of pesticides and their constituents were reportedly stored in the rear of the southwest storefront. Reportedly, during fire fighting activities pesticides may have been washed into the crawl space area through holes in the wood floor.

### CLEAN-UP OBJECTIVES

#### 1. Purpose

The purpose of this Proposed Clean-up Work Plan and Site Investigation is to eliminate the source of high levels of lindane and chlordane vapors, and to determine if lindane and chlordane contaminated soils are present in the southwest area of the basement crawl space.

#### 2. Initial Remedial Actions

Demolish, remove and dispose of lindane pesticide contaminated interior walls of the building. Lindane contaminated materials will be placed in a six (6) mil poly-lined and covered dump truck and will be taken to an approved waste disposal site.

Steam clean wood floors located in the center and southwest store front areas. Rinse waters will be collected and analysed for waste characterization and proper disposal. Following washing activities, the wood floors will be coated with an epoxy based paint.

A grid type sampling scheme will be conducted in the basement crawl space to determine the presence of lindane contaminated soils. Collect closure samples from basement floor and analyze, using EPA Test Method 846, "Testing for Evaluating Solid Waste", for lindane.



### 3. Alternative Remedial Actions

Should laboratory results indicate levels of lindane that are greater than one (1) part per million (PPM), in the basement crawl space soils, the following corrective actions are planned: install a vapor barrier by covering the contaminated soils with a layer of six (6) mil polyurethane plastic sheeting; and apply a three (3) inch layer of cement.

Following installation of the vapor barrier, air sampling will be conducted to verify air quality.

Should air sampling results indicate levels of lindane greater than  $1 \mu\text{g}/\text{m}^3$ , and  $0.02 \mu\text{g}/\text{m}^3$  for chlordane, a passive venting system will be installed.

The passive vent system will consist of three (3) air vent shafts placed below the basement crawl space. The vents will continue above the roof line and will exhaust above neighboring building roof lines. The vents will employ a wind operated turbine to assist vapor extraction.

### 4. Site Operations During Activities

The scope of services to be conducted by EPS Environmental will be conducted according to federal, state, and local regulations. Included but not limited to:

- United States Environmental Protection Agency (USEPA)
- Resource Conservation and Recovery Act (RCRA)
- Illinois Environmental Protection Agency (IEPA)
- Occupational Safety and Health Administration (OSHA)

All personnel performing work will be 40 Hour HazMat trained. Certificates will be provided upon award of contract.

Based on available data and field observations, a Site Specific Health and Safety Plan will be designed by a Certified Industrial Hygienist.

Area and Personnel air monitoring will be conducted during activities by a Licensed Air Sampling Professional.

A Certified Environmental Professional will be present to supervise and document activities.



## 5. Report Preparation

Prepare a final report (Report) containing the observations and conclusions of the site findings and chemical analysis. The Report will be based upon the scope of services outlined above and will include the laboratory results. Copies of waste disposal site receipts, transportation manifests and other documentation of disposal shall be furnished.